

SP 13-6

NORTHGATE PHASE 4

A PORTION OF THE NE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 20, T. 8 S., R. 4 W., W.M., CITY OF INDEPENDENCE, POLK COUNTY, OREGON

NOVEMBER 20, 2003

SURVEY REFERENCES:

- R1 NORTHGATE PHASE 1, (VOLUME 11, PAGE 14)
- R2 PARTITION PLAT NO. 1991-044
- R3 ASH BROOK ADDITION-PHASE 1 (VOLUME 7, PAGE 1)

LEGEND:

- DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AT LOT CORNERS, OR WITH 1 1/2" ALUMINUM CAP ALONG CENTERLINE, INSCRIBED "LAWSON OR. 947" (SET PER R1)
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES A 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "LDC DESIGN GROUP" SET
- DENOTES A 5/8" x 30" IRON ROD WITH 1-1/2" ALUMINUM CAP INSCRIBED "LDC DESIGN GROUP" SET
- "SF" DENOTES SQUARE FEET
- "PSDE" DENOTES PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 1 THROUGH 15
- "PUE" PUBLIC UTILITY EASEMENT (SEE NOTE 1 ON SHEET 2)
- (R1) DENOTES RECORD DATA FROM NORTHGATE PHASE 1 (11-14)
- (R2) DENOTES RECORD DATA FROM ASH BROOK ADDITION PHASE 1 (7-1)

CURVE DATA TABLE:

LOT	RADIUS	DELTA	LENGTH	BEARING	CHORD
CL	150.00'	14°39'02"	38.36'	S82°23'04"E	38.25'
CL	100.00'	15°00'00"	26.18'	N07°26'27"E	26.11'
11	180.00'	09°07'48"	28.68'	S85°08'41"E	28.65'
12	180.00'	05°31'14"	17.34'	S77°49'10"E	17.34'
15	13.00'	105°00'00"	23.82'	S52°26'27"W	20.63'
16	70.00'	1°52'29"	2.29'	N00°52'41"E	2.29'
18	13.00'	75°00'00"	17.02'	S37°33'33"E	15.83'
18	13.00'	103°07'31"	23.40'	N53°22'41"E	20.37'
22	130.00'	09°08'19"	20.73'	N04°30'36"E	20.71'
22	13.00'	84°14'39"	21.38'	S38°02'33"E	19.05'
22	120.00'	04°32'42"	9.52'	S87°26'14"E	9.52'
23	13.00'	90°20'58"	20.50'	N45°06'56"E	18.44'
30	13.00'	89°39'02"	20.34'	S44°53'04"E	18.33'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Cindy A. Halcumb
OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/05

LDC DESIGN GROUP, INC
8513 NE HAZEL DELL AVE, SUITE 202
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NORTHGATE PHASE 4

A PORTION OF THE NE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 20,
T. 8 S., R. 4 W., W.M., CITY OF INDEPENDENCE,
POLK COUNTY, OREGON

NOVEMBER 20, 2003

SURVEYOR'S CERTIFICATE:

I, CINDY A. HALCUMB, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND OR MARKED WITH PROPER MONUMENTS ALL LOT CORNERS, CURVE POINTS AND BOUNDARY LINE CHANGES IN DIRECTION OF THE LANDS REPRESENTED ON THE ANNEXED MAP OF "NORTHGATE PHASE 4", BEING A PORTION PARCEL 1 OF THE PARTITION PLAT RECORDED IN VOLUME 1991, PAGE 044, POLK COUNTY BOOK OF PARTITION PLATS, SITUATED IN THE NE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 20, T. 8 S., R. 4 W., W.M., POLK COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT, AS THE INITIAL POINT, I HELD THE 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, "ASH BROOK ADDITION - PHASE 1", AS RECORDED IN VOLUME 7, PAGE 1, POLK COUNTY BOOK OF TOWN PLATS, BEING ALSO THE SOUTHWEST CORNER OF PARCEL 1 OF THE PARTITION PLAT RECORDED IN VOLUME 1991, PAGE 044, POLK COUNTY BOOK OF PARTITION PLATS; THENCE THENCE FROM SAID INITIAL POINT, ALONG THE WEST LINE OF SAID PARCEL 1, BEING ALSO THE EAST RIGHT OF WAY LINE OF GUN CLUB ROAD, A 35.00-FOOT HALF WIDTH PUBLIC ROADWAY, N00°03'33"W, 323.48 FEET; THENCE LEAVING SAID LINE, S89°42'35"E, 105.00 FEET; THENCE N86°56'03"E, 60.08 FEET; THENCE S89°42'35"E, 210.00 FEET; THENCE S85°51'13"E, 60.16 FEET; THENCE S89°42'35"E, 106.38 FEET TO THE WEST LINE OF LOT 13, "NORTHGATE PHASE 1", A PLAT OF RECORD IN THE POLK COUNTY BOOK OF TOWN PLATS VOLUME 11, PAGE 14; THENCE ALONG THE WEST LINE OF SAID LOT 13, AND CONTINUING ALONG THE WEST LINE OF LOTS 14 AND 15, SAID PLAT, S00°17'25"W, 154.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE S20°41'00"E, 64.26 FEET TO THE NORTHWEST CORNER OF LOT 16, SAID PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 16, S00°17'25"W, 108.00 FEET TO THE NORTH LINE OF LOT 8, BLOCK 1, SAID "ASH BROOK ADDITION - PHASE 1"; THENCE ALONG THE NORTH LINE OF SAID LOT 8, AND CONTINUING ALONG THE NORTH LINES OF LOTS 1 THROUGH 7, BLOCK 1 OF SAID PLAT, N89°42'35"W, 562.42 FEET TO THE INITIAL POINT.

CONTAINING 4.106 ACRES.

NARRATIVE:

THE PURPOSE FOR THIS SURVEY WAS TO PLAT PHASE 4 OF NORTHGATE SUBDIVISION, AS APPROVED BY THE INDEPENDENCE PLANNING COMMISSION IN FILE NUMBER SD-3-2001 AND VAR-4-2001.

THE SUBJECT PROPERTY IS A PORTION OF PARCEL 1, PARTITION PLAT NO. 1991-044, AS DEFINED BY SAID PLAT.

THE WEST LINE OF THE SITE WAS HELD AS THE WEST LINE OF PARCEL 1 OF SAID PARTITION PLAT. LOCAL MONUMENTATION AT THE NW CORNER OF LOT 1, "ASH BROOK ADDITION-PHASE 1" AND THE SW CORNER OF LOT 1, "NORTHGATE PHASE 1" WAS HELD AS SHOWN.

THE SOUTH LINE WAS HELD AS THE MONUMENTED NORTH LINE OF ASH BROOK ADDITION - PHASE 1, AS RECORDED IN VOLUME 7, PAGE 1, POLK COUNTY BOOK OF TOWN PLATS.

THE EAST LINE WAS HELD AS THE WEST LINE OF NORTHGATE PHASE 1, AS RECORDED IN VOLUME 11, PAGE 14, POLK COUNTY BOOK OF TOWN PLATS.

THE BEARINGS ARE BASED ALONG THE WEST LINE OF GUN CLUB ROAD PER R1 AND R2 AS SHOWN.

NOTES:

1. THE PUBLIC UTILITY EASEMENTS DEPICTED ON SHEET 1 ARE FOR THE PURPOSE OF LAYING, CONSTRUCTING, RENEWING, OPERATING, AND MAINTAINING ELECTRICAL, TELEPHONE, GAS, CABLE TELEVISION, WATER STORM DRAINAGE AND SANITARY SEWER SERVICES.

COUNTY APPROVALS

Erin B... 12/12/03
POLK COUNTY SURVEYOR DATE

Devin May 12/15/03
POLK COUNTY ASSESSOR DATE

Tom Fitcher 12-16-03
CHAIRPERSON - POLK COUNTY BOARD OF COUNTY COMMISSIONERS DATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL TO 07-01-2004.

Carolyn Wall 12-15-03
POLK COUNTY TAX COLLECTOR DATE

CITY APPROVALS

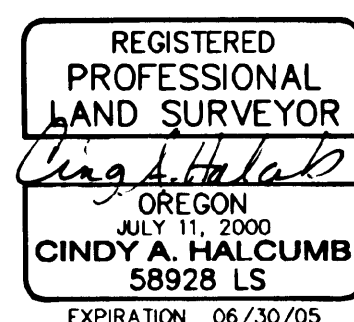
M. J. ... 12-8-2003
CITY OF INDEPENDENCE PLANNER DATE

ALL CITY LIENS ON THIS PROPERTY HAVE BEEN PAID.

Karin Johnson 12/8/03
CITY RECORDER DATE

AN AGREEMENT HAS BEEN EXECUTED AS PROVIDED IN SECTIONS 90.60.100 AND 90.60.105 OF THE CITY OF INDEPENDENCE SUBDIVISION ORDINANCE TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.

...
CHAIRMAN PLANNING COMMISSION
CITY OF INDEPENDENCE
PLANNING FILE NO. _____



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DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NORTHGATE DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON MADE, AND DESIRING TO DISPOSE OF THE SAME IN LOTS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, HAVE CAUSED THE EASEMENTS TO BE CREATED AS SHOWN, THE SAME TO BE KNOWN AS "NORTHGATE PHASE 4". I ALSO CERTIFY THAT ALL TAXES AND ASSESSMENTS LEVIED AGAINST SAID LAND HAVE BEEN PAID IN FULL.

DEDICATION

WE HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET SHOWN HEREON.
IN WITNESS WHEREOF I SET MY HAND AND SEAL THIS 25th DAY OF November, 2003.

NORTHGATE DEVELOPMENT, LLC

BY Jon Girod
JON GIROD - MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss

CLARK COUNTY

LORI D. TRIPPLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2005

ON THIS 25th DAY OF November, 2003, PERSONALLY APPEARED BEFORE ME THE WITHIN NAMED JON GIROD, PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO PERSONALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN NAMED WITHOUT FEAR OF COMPULSION FROM ANYONE.

...
NOTARY PUBLIC OF WASHINGTON
MY COMMISSION EXPIRES 3/19/05

STATE OF OREGON } ss

POLK COUNTY

I DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND DULY RECORDED BY ME IN THE POLK COUNTY RECORDS BOOK OF TOWN PLATS, VOLUME 13, PAGE 16, ON THIS 16 DAY OF DEC., 2003.

Valerie Unger
POLK COUNTY CLERK
BY ...
DEPUTY